

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Council members

**FROM/PHONE:** Mark Kutney, Development Services Director (954) 797-1101

**SUBJECT:** Site Plan  
Application No., SP 5-2-01  
Project Name and Location: FPL Addition Gulfstream Center  
4000 Davie Road Extension

**TITLE OF AGENDA ITEM:** FPL Addition Gulfstream Center

**REPORT IN BRIEF:** The applicant proposes a single story office building addition, landscaping and associated parking to expand the existing FPL service Center along Davie Road Extension. The project had been approved by Town Council on April 5, 2000 and has since expired. The proposed parking and landscaping will be sited on 1.1 acres of new land area on 'Tract 4' to the south of the existing FPL property. This property is currently zoned M-1. The building addition will remain on the existing property within 'Parcel A'. The proposed building will include a 4,290 square foot single story addition to an existing 3,930 square foot building (Building A) on site. The building will include a new covered concrete walkway connecting the new addition to an existing 5,000 square foot building (Building B) and from there to the proposed parking area. Building colors will be painted in tones of gray. The maximum height will be 16'-0" to the top of the roof fascia. The site plan shows 42.8% green space for the overall site to include the existing and proposed areas. Live Oak trees are proposed along the south and east perimeters as well as in the parking islands. Dahoon Holly trees will be planted within the parking medians with additional Sabal Palms adjacent to existing building "B". All trees along the west perimeter will remain as existing as well as a large Live Oak tree to be preserved within the parking area. All other trees to be removed will be mitigated for on site.

**PREVIOUS ACTIONS:** Town Council approved on April 5, 2000.

**CONCURRENCES:** Site Plan Committee motion to approve subject to staff's comments and adding that pavers be placed in the driveway next to a 26-inch caliber Oak tree and to eliminate the two parking spaces next to that tree; that a letter of responsibility be secured; and to frame the existing, exposed two "T"s and stucco them to match the fascia on the new building (motion carried 5-0, July 10, 2001).

**RECOMMENDATION(S):** Based upon the above, staff recommends approval of application SP 5-2-01 subject to the following conditions prior to the issuance of a building permit.

1. Providing typical landscape details on the landscape plan.
2. Providing general planting notes on the landscape plan.
3. Adding three (3) canopy trees to the landscape median at the north side of the entrance drive.

**SP 5-2-01**

4. Providing a note on the landscape plan to state the quantity and locations of the the mitigation trees. Provided a note to state; if there is not sufficient room on site for mitigation trees the value of the trees shall be submitted to the Town's tree preservation fund.

**Attachment(s):** Planning Report, Parking analysis, Land Use Map, Subject Site Map, Aerial,



**Application #:** SP 5-2-01  
**FPL Addition Gulf Stream Center**

**Item No.**

**Revisions:**

**Exhibit "A"**

**Original Report Date:** June 8, 2001

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

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**Owner**

**Name:** Florida Power & Light

**Address:** 700 University Blvd.

**City:** Juno Beach, Fl. 33408

**Phone:** (561) 691-2101

**Agent:**

**Name:** Florida Power & Light

**Address:** 9250 West Flagler Street

**City:** Miami, Fl. 33174

**Phone:** (305) 691-2622

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval

**Address/Location:** 4000 Davie Road Extension

**Land Use Plan Designation:** Industrial

**Existing Zoning:** U ( Utilities), M-1, Light Industrial District, B-2, Community Business District

**Existing Use:** FPL Service Center

**Proposed Use:** One story office building addition with parking

### **Surrounding Land Use:**

**North:** Multi-Family Residential, Stirling Road Apartments  
**South:** Commercial (Skating Rink) / Residential Multi-family  
**East:** Broward Motor sports, Vacant Land  
**West:** Vacant Land Phase II of Stirling Road Apartments

### **Surrounding Zoning:**

**North:** RM-16 (Multi-Family Residential District 16 du/ac)  
**South:** B-2 (Community Business District)/ RM-16 (Multi-Family Residential District 16 du/ac)  
**East:** B-3 (Planned Business Center District)/ B-2 (Community Business District)  
**West:** RM-16 (Multi-Family Residential District 16 du/ac)

## **ZONING HISTORY**

**Previous request on the same property:** The existing FPL Service Center was annexed from Broward County into the Town of Davie under referendum 81-7 on March 5, 1981.

**Related zoning history:** None

## **DEVELOPMENT PLAN DETAILS**

### **Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant proposes a single story office building addition, landscaping and associated parking to expand the existing FPL service Center along Davie Road Extension. The project had been approved by Town Council on April 5, 2000 and has since expired. The proposed parking and landscaping will be sited on 1.1 acres of new ~~land area on 'Tract 4' to the south of the existing FPL property. This property is~~ currently zoned M-1. The building addition will remain on the existing property within 'Parcel A'.
2. *Buildings:* The proposed building will include a 4,290 square foot single story addition to an existing 3,930 square foot building (Building A) on site. The building will include a new covered concrete walkway connecting the new addition to an existing 5,000 square foot building (Building B) and from there to the proposed parking area. Building colors will be painted in tones of gray. The maximum height will be 16'-0" to the top of the roof fascia.
3. *Access and Parking:* Access to the site will be provided by one ingress/egress easement off of Davie Road Extension through 'Tract 4'. The existing access road to the site on 'Parcel A' will be closed off. Sixty (60) parking spaces are required with 117 provided.

4. *Landscaping:* The site plan shows 42.8% green space for the overall site to include the existing and proposed areas. Live Oak trees are proposed along the south and east perimeters as well as in the parking islands. Dahoon Holly trees will be planted within the parking medians with additional Sabal Palms adjacent to existing building “B”. All trees along the west perimeter will remain as existing as well as a large Live Oak tree to be preserved within the parking area. All other trees to be removed will be mitigated for on site or into the tree preservation fund.
5. *Drainage/Open Space information.* The on-site drainage for the proposed parking area will be handled by a self contained French drain system.

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### **Summary of Significant Development Review Agency Comments**

None

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### **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the Planning Area No. 11 characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. Housing in this area is generally in stable to marginal condition.

**Broward County Land Use Plan:** The existing FPL Center on ‘Parcel A’ is governed by the plat titled “Gulfstream Service Center”. The plat is restricted to utility use only. The new site area is ‘Tract 4’ of the A.J Bendle’s Subdivision Plat in P.B. 1 P. 27 of the Dade County Records, which does not contain a restrictive note.

### **Staff Analysis**

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

### **Staff Recommendation**

**Recommendation:** Based upon the above, staff recommends approval of the application SP 5-2-01 subject to the following conditions prior to the issuance of a building permit:

1. Providing typical landscape details on the landscape plan.
2. Providing general planting notes on the landscape plan.
3. Adding three (3) canopy trees to the landscape median at the north side of the entrance drive.
4. Providing a note on the landscape plan to state the quantity and locations of the mitigation trees. Provided a note to state; if there is not sufficient room on site for mitigation trees the value of the trees shall be submitted to the Town's tree preservation fund.

### **Site Plan Committee**

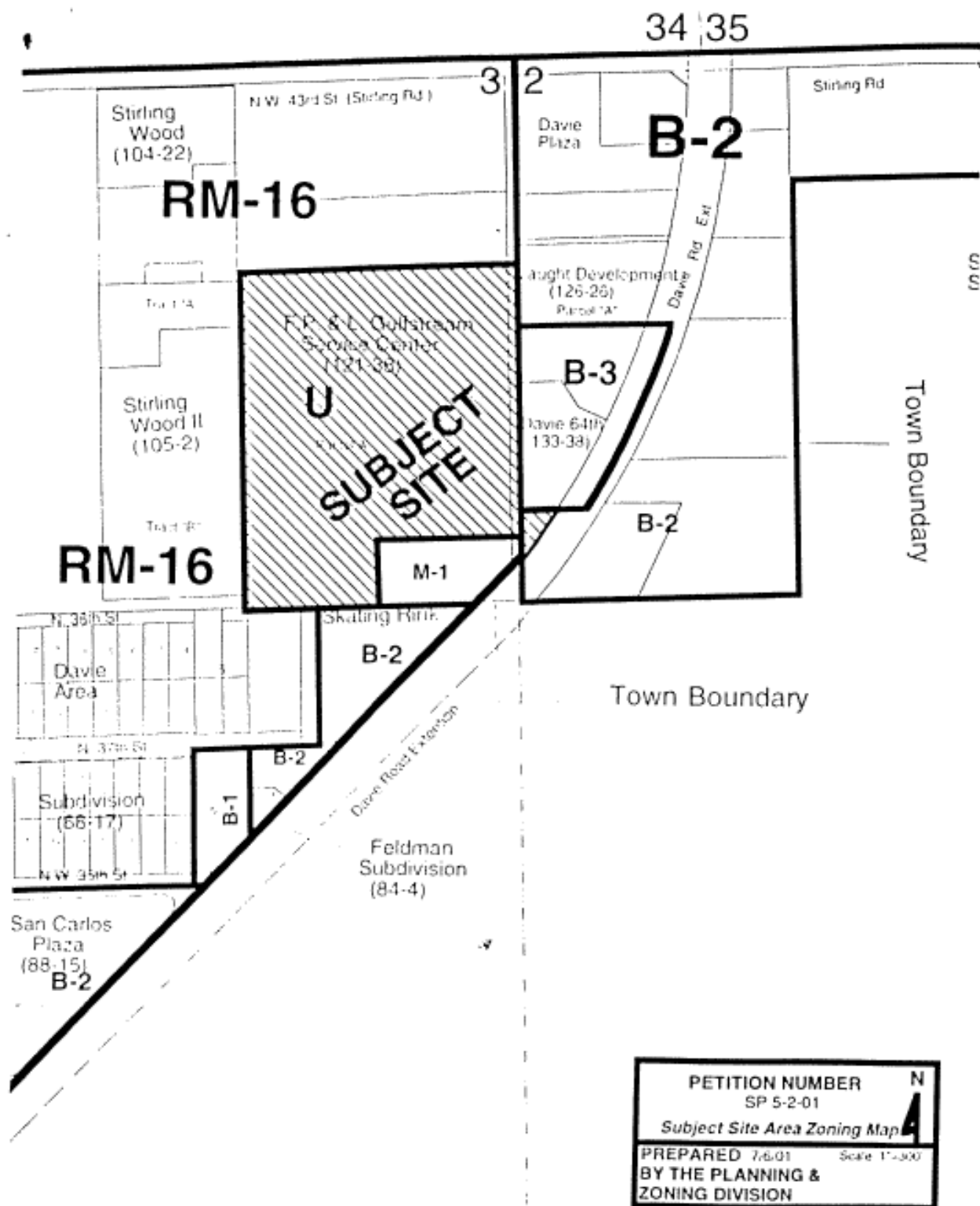
**SITE PLAN COMMITTEE RECOMMENDATION:** Site Plan Committee motion to approve subject to staff's comments and adding that pavers be placed in the driveway next to a 26-inch caliber Oak tree and to eliminate the two parking spaces next to that tree; that a letter of responsibility be secured; and to frame the existing, exposed two "T"s and stucco them to match the fascia on the new building (motion carried 5-0, July 10, 2001).

### **Exhibits**

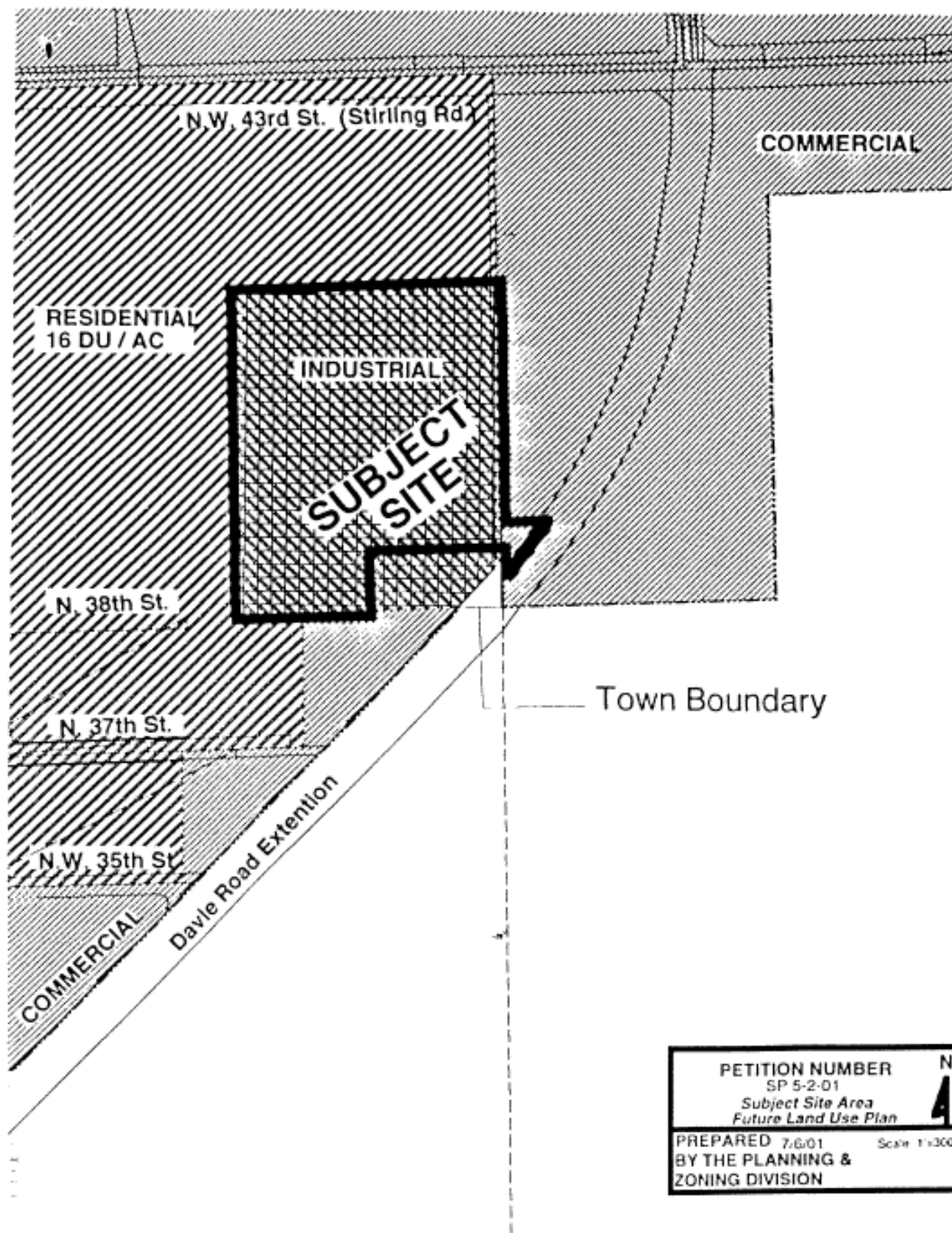
1. Land Use Map, Subject Site, Zoning Map, Aerial

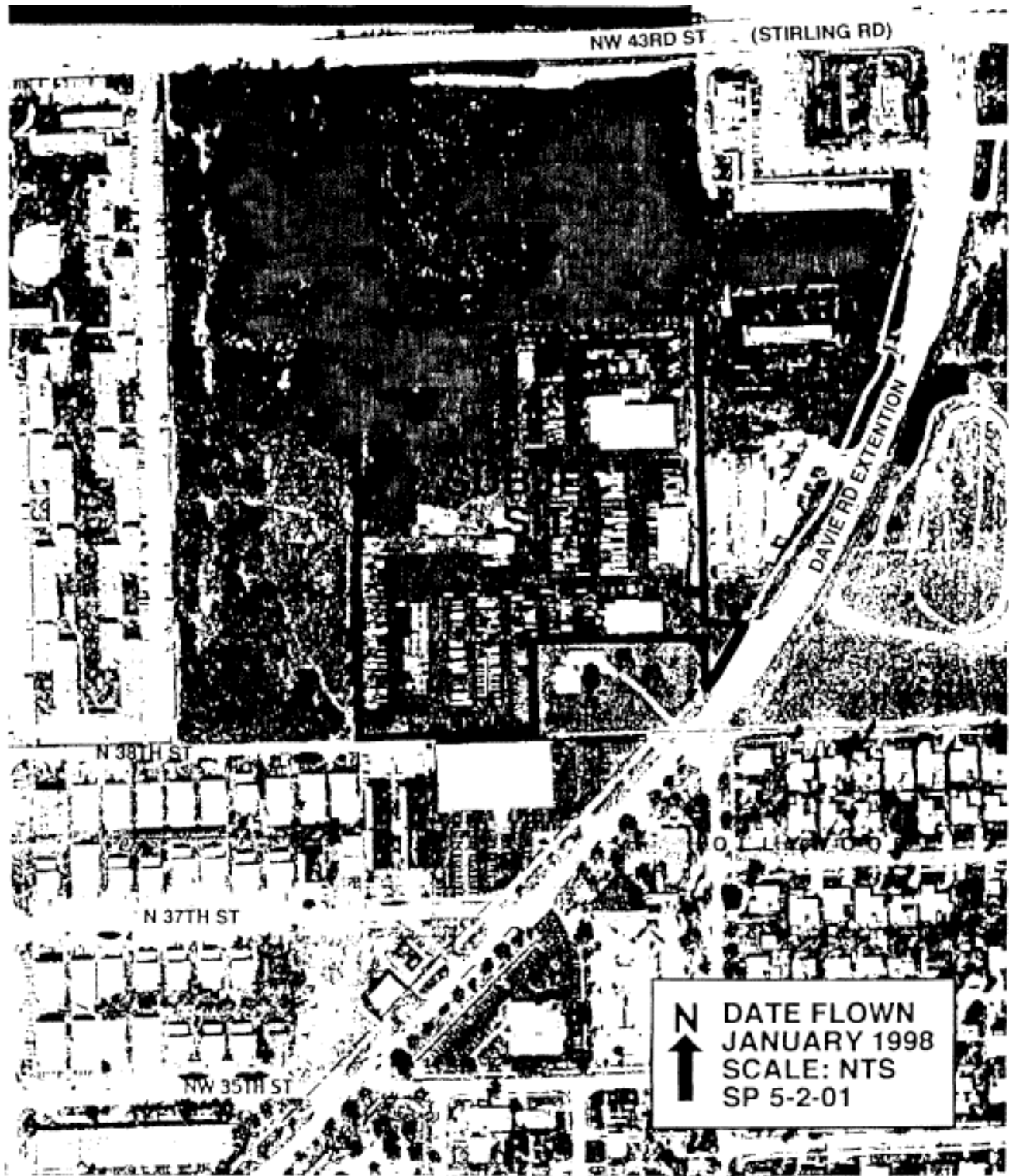
Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_









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